

Excerpts  
Planning Commission Minutes  
September 11, 2002

**Application No. UP-604-02, Randy Firth/Total Home Improvements:** Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 15, No. 4b) of the York County Zoning Ordinance, to authorize a contractor's shop with outdoor storage. The property is located at 4033 George Washington Memorial Highway (Route 17), and is further identified as Assessor's Parcel No. 30-14-3. The property is located on the west side of Route 17, approximately 450 feet north of its intersection with Ella Taylor Road (Route 751). The property is zoned GB (General Business) and is designated for General Business development in the Comprehensive Plan.

**Ms. Amy Parker** presented a summary of the memorandum to the Commission dated September 4, 2002, in which the staff recommended approval.

The Chair opened the public hearing.

**Mr. Randy Firth**, 4033 George Washington Memorial Highway, advised that after five years operating his business at its present location, he received a citation from the County because of the materials stored on his property. He offered to construct a PVC fence to skirt the rear of the property and stated he is willing to work with the County to resolve the issue.

The Chair closed the public hearing.

PC02-33

On motion of Mr. Simasek, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE A CONTRACTOR'S SHOP WITH OUTSIDE STORAGE AT 4033 GEORGE WASHINGTON MEMORIAL HIGHWAY

WHEREAS, Randy Firth/Total Home Improvements has submitted Application No. UP-604-02, which requests a special use permit pursuant to Section 24.1-306 (Category 15, No. 4b) of the York County Zoning Ordinance to authorize a contractor's shop with outside storage located at 4033 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 30-14-3; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 11th day of September, 2002 that Application No. UP-604-02 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a contractor's shop with outside storage located at 4033 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 30-14-3, subject to the following conditions:

1. This use permit shall authorize a contractor's shop with outside storage located at 4033 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 30-14-3.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the County prior to establishment of the storage yard on the subject property.
3. The outside storage area shall be located within the rear yard of the parcel, and shall be screened on the north, east and south sides with six-foot high, solid board-on-board fencing as approved by the Zoning Administrator. Pursuant to Section 24.1-486, evergreen planting material shall be installed for screening to augment the proposed fencing. Supplemental landscaping material of a type, planting size and amount satisfactory to the Zoning Administrator shall be installed surrounding the parking area.
4. Contractor's materials kept within the storage area shall not exceed the height of the surrounding fencing.
5. In accordance with the Building Officials Code of America; National Fire Prevention Code, contractor's materials stored outside shall not be stored closer than 15 feet from any lot line and any other building on the property.
6. Materials stored outside on the property shall be limited to those associated with a home improvement contractor's business, and shall not include junk, solid waste, construction debris or hazardous waste as defined in Chapter 19, Section 19.1 and/or Chapter 24, Section 24.1-104 of the County Code.
7. Outside display of merchandise shall be limited to one screen porch model and one sunroom model as shown on the applicant's sketch plan received by the Planning Division 7/9/02. The display merchandise shall be located in the side yard of the property (behind the front

face of the principal shop building), and shall not be located within the front yard or any portion of the parking area.

8. In accordance with the provisions of Section 24.1-115(d) of the Zoning Ordinance, significant modifications to this approval as determined by the Zoning Administrator shall require that a new use permit application be submitted for review. Modifications can be administratively approved if the Zoning Administrator determines the modification to be minor.
9. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

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